



CITY OF BEAVERTON
Community and Economic Development
Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: September 4, 2013

Hearing Body: Planning Commission

Project Name:	Appeal of the Director's Decision for Allen Estates Townhomes by Habitat for Humanity
Case File No.:	APP2013-0003
Summary of Application:	<p>This is an appeal of the Planning Director's decision to approve DR2013-0043, a 24 unit townhome project proposed by Habitat for Humanity, located within the recorded subdivision of Allen Estates.</p> <p>On July 11, 2013, the City issued a Notice of Decision for Allen Estates Townhomes by Habitat for Humanity, approving the Design Review proposal with conditions. Within twelve days after the date of the decision, the City received an appeal by Henry Kane, private property owner.</p>
Project Location:	SW Sabin Street, between SW 123rd Avenue and SW 124th Avenue. Specifically, Tax Lots 5700 to 8400 on Washington County Tax Assessor's Map 1S1-22BB
Zoning & NAC:	Urban High Density (R-1) / Vose NAC
Applicable Development Code Criteria:	Appeal of the Director's decision is reviewed under Section 50.65 and Sections 50.80 through 50.83 of the Development Code. The Design Review 2 approval criteria are identified under Section 40.20.15.2.C of the Development Code. Also, criteria under Section 40.03 Facilities Review of the Development Code are applicable.
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.
Staff Contact:	Scott Whyte, Senior Planner 503.526.2652 / swhyte@beavertonoregon.gov

A copy of the plans, documents and evidence submitted by or on behalf of the appellant, and applicable criteria are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 12:00p.m. and 1:00p.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the appeal hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure (Sections 50.80 through 50.83 of the Development Code) and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

Pursuant to Section 50.65.4 of the Development Code, the appeal hearing shall be *de novo*, which means any new evidence and arguments can be introduced in writing, orally or both. A *de novo* hearing does not limit participation to those who participated in the initial hearing process. Pursuant to Section 50.65.9 of the Development Code, the Planning Commission may reverse or affirm the decision under appeal, with or without conditions or changes.

Pursuant to Section 50.65.4 of the Development Code, the decision of the Planning Commission, as appellate decision making authority, shall be the final decision and shall not be subject to further appeal to the City Council.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2222/VOICE/TDD.